

	Highly Advantageous	Advantageous	Not Advantageous	Unacceptable
1. Site Preservation	Raze existing structure; preserve land and building site consistent with neighborhood and all current recreational uses; preserve existing tennis courts, basketball courts and skate park; maintain or expand current parking capacity	Raze existing structure; preserve land and building site consistent with some current recreational uses; maintain current parking capacity	Raze existing structure; no current recreational uses preserved; current parking capacity reduced	Existing structure left intact; recreational uses prohibited; current parking reduced or eliminated
2. Use – Description of Proposed Use of Property	Indoor swimming pool combined with one or more of the following recreational uses: health club, sports club, day care facility, medical facility and/or small retail; expand or maintain all current outdoor recreational uses	Indoor swimming pool preferred, or one or more of the following recreational uses: health club, sports club, day care facility, medical facility, small retail; maintain some current outdoor recreational uses	Indoor recreational use(s) other than swimming pool; residential; library; limited outdoor recreational use	Commercial or retail use unrelated to recreation; no outdoor recreational use
3. Site Development	Includes green space/natural vegetation; pervious materials; improve current parking capacity; in manner that meets or exceeds	Includes green space; pervious materials; maintain current parking capacity; in manner that requires no or only limited relief from	Includes green space; pervious materials; current parking capacity reduced; in manner that requires relief from current regulatory	No current regulatory requirements met for green space, impervious materials or parking

	current regulatory requirements	current regulatory requirements	requirements	
4. Site Development Schedule	To be completed within 12-18 months; all outdoor recreational improvements (tennis courts, basketball courts, skate park) to be completed at same time	To be completed within 18-24 months; all outdoor recreational improvements to be completed at same time	To be completed within 18-24 months; outdoor recreational uses eliminated or unimproved	Completion to exceed 24 months; outdoor recreational uses eliminated
5. Site Development Budget	100% financing available; provide complete list of development costs with realistic and accurate estimates for all phases of construction	100% financing available; provide general but realistic development cost estimates	Less than 100% financing available; provide unrealistic or incomplete development cost estimates	No financing available; provide no development budget
6. Financial – Status/Evidence of Financial Ability	Provide two years of financial statements, bank pre-qualification letter, lender references showing source of funds for acquisition, construction, site development, permanent financing for property operation, and letters of interest from prospective	Provide letters of interest from lenders, and lender references showing source of funds for acquisition, construction, site development and permanent financing for property operation	Meets requirements of minimum criteria only (see Part V(G) above)	Does not meet requirements of minimum criteria (see Part V(G) above)

	tenants (if applicable)			
7. Septic System – Alternative Waste Disposal System	Proposal shows net reduction of nitrates and water mounding and overall “environmentally friendly” system	Proposal shows neutral net impact on nitrates and water mounding and overall “environmentally friendly” system	Proposal shows increased net impact on nitrates and water mounding	N/A
8. Lease Price	Offers Town highest lease rate with periodic escalators	Offers Town less than highest lease rate with periodic escalators	Offers Town lowest lease rate with no periodic escalators	Below minimum bid price
9. Community Access	Encourages community use of property at times not in conflict with proposed use with preference given to Sharon residents	Permits community use of property at times not in conflict with proposed use	Permits limited community use of property at times not in conflict with proposed use	No preferences granted to Town residents
10. Term	Longest available	Less than longest available	Lowest available	Below minimum
11. Environmental Impact	Proposed plan exceeds stated environmental guidelines	Proposed plan meets stated environmental guidelines	Proposed plan fails to meet stated environmental guidelines	No proposed environmental plan submitted
12. Improvement Plan	Proposed plan includes significant improvements at no cost to Town	Proposed plan includes moderate improvements at no cost to Town	Proposed plan includes minimal improvements at no cost to Town	No proposed improvement plan submitted